

# Southport



CBRE

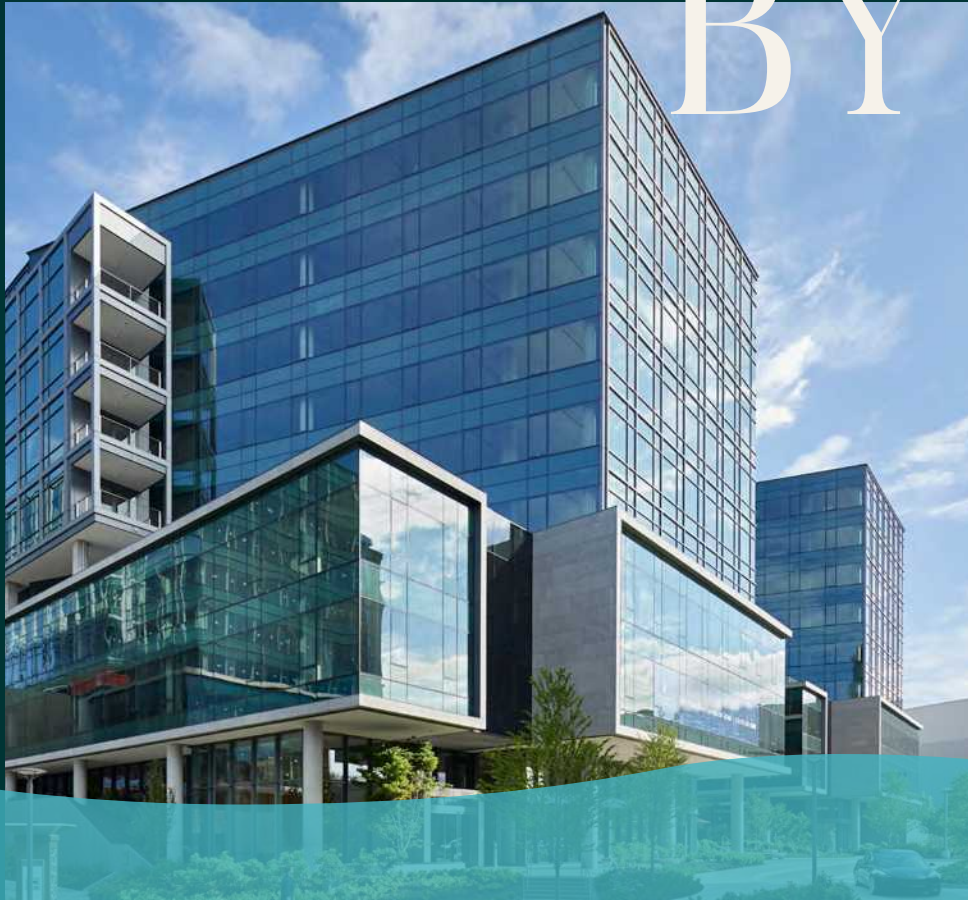
On the shores of Lake Washington, Southport offers a workplace experience unlike anywhere else.

Its ecosystem extends outward, connecting work with water, nature, and possibility in ways that fundamentally alter how a workday feels to everyone who experiences it.



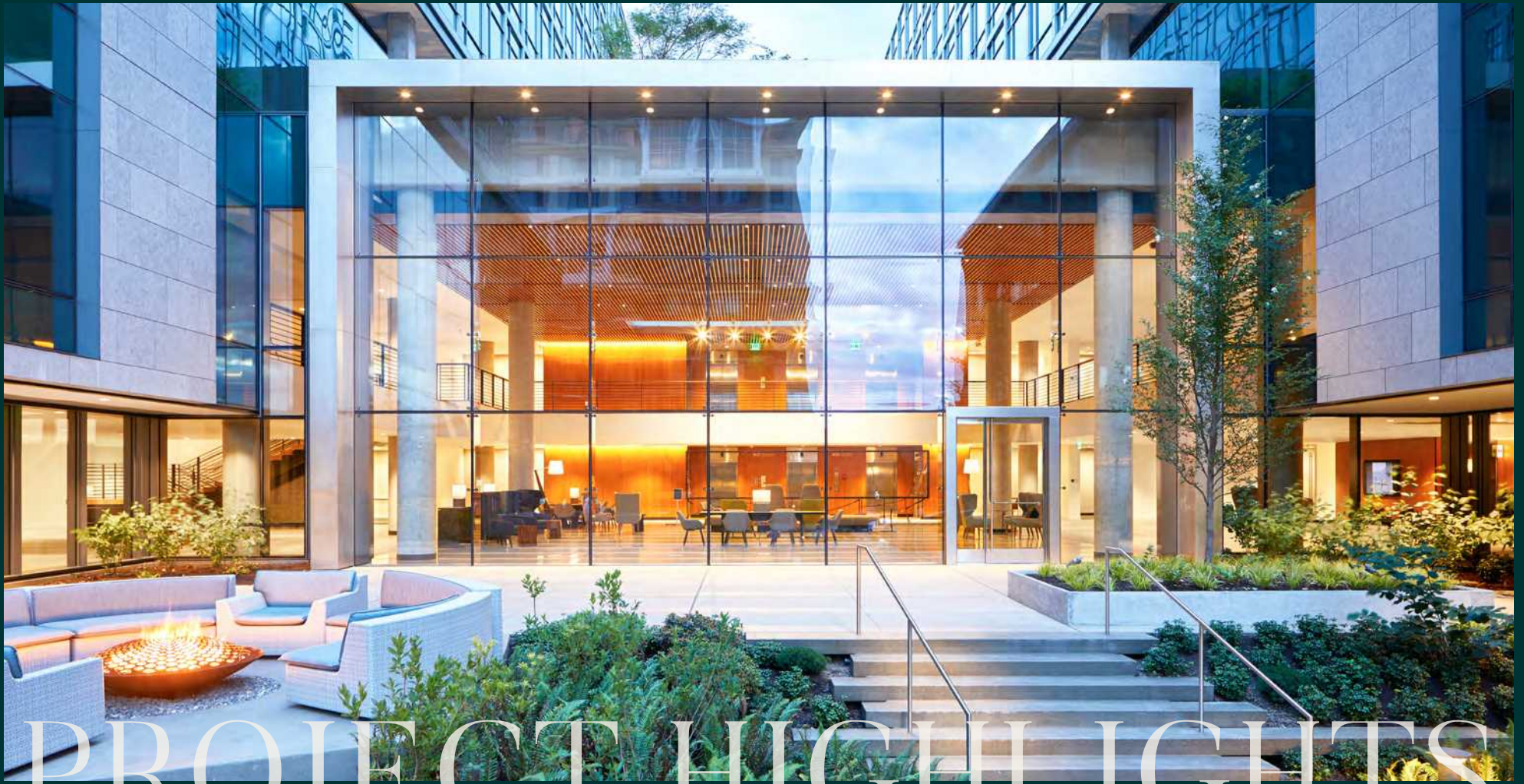
# A WORKDAY BEYOND WHAT IS

# TRANQUIL BY DESIGN



Today's talent wants an office they can escape to—a destination designed to promote creativity, collaboration, community, and connection.

Southport's thoughtful design creates spaces for focused work, collaborative energy, and restorative breaks—all within a brief walk to Lake Washington's shores.



# PROJECT HIGHLIGHTS



## Identity

- Remarkable Corporate Headquarters Opportunity on Lake Washington
- Endless Configuration & Branding Opportunities
- High Profile Corporate Neighbors



## Location

- Premier Waterfront Campus
- Adjoining Four-Star Hyatt Regency
- Sweeping Views of Lake Washington & Mt. Rainier
- Direct Access to Lake Washington & 57-Acre Gene Coulon Memorial Park



## Design

- Modern Steel & Glass Construction
- Flexible 30,000 SF Floorplates
- Best-in-Class Building Finishes
- 12'4" Floor-to-Floor Heights with 9'-Tall Windows
- Lake-Facing Balconies on Floors 5-8



# PROJECT HIGHLIGHTS



## Amenities

- Spacious Great Room for Gathering
- 10 Conference Rooms
- Outdoor Firepits, Collaboration Areas & Podium Rooftop Decks with Views
- Locker Rooms & Showers
- Bike, Paddleboard & Kayak Storage
- 30,000 SF On-Site Retail & Walkable to The Landing, a 607,000 SF Retail Center



## Connectivity

- Adjacent to I-405 with Easy Access to I-5 & I-90
- 3:1,000 SF On-Site Parking
- Walking Distance to Bus Stops
- Private Shuttle to The Landing
- 15-Minute Drive from Sea-Tac Int'l Airport & Boeing Field
- On-Site Moorage
- South Lake Washington Loop Trail Access



## Sustainability

- LEED Gold
- State-of-the-Art VRF HVAC Systems
- 1000+ Operable Windows
- 40 EV Charging Stations
- Thoughtful Landscaping Throughout



For committed companies with a creative spirit, and an unwavering drive to make their imagined futures real, there's no better home than Southport.



# A NATURAL DESTINATION FOR DISTINCTION












# A One-Of-A-Kind Office for One-Of-A-Kind Companies




At Southport, you can create a workplace that mirrors your forward-thinking approach: distinctive, adaptable, and unbound by conventional limitations.

Expansive 30,000+ SF floorplates with endless configuration options give you the freedom to build the workspace of your dreams, automate everyday tasks and empower you to focus on what matters.



## Building 1

 <u>Floor 9</u>	35,403 SF
 <u>Floor 8</u>	38,048 SF
 <u>Floor 7</u>	38,049 SF
 <u>Floor 6</u>	38,049 SF
 <u>Floor 5</u>	38,049 SF
 <u>Floor 4</u>	21,066 SF
 <u>Floor 3</u>	23,886 SF
 <u>Floor 2</u>	18,863 SF
 <u>Floor 1</u>	9,326 SF

## Building 2

<u>Floor 9</u>	LEASED
<u>Floor 8</u>	LEASED
<u>Floor 7</u>	LEASED
<u>Floor 6</u>	LEASED
<u>Floor 5</u>	LEASED
 <u>Floor 4</u>	20,999 SF
 <u>Floor 3</u>	23,901 SF
 <u>Floor 2</u>	18,966 SF

## Building 3

<u>Floor 9</u>	LEASED
<u>Floor 8</u>	LEASED
<u>Floor 7</u>	LEASED
<u>Floor 6</u>	18,289 SF
<u>Floor 5</u>	LEASED
<u>Floor 4</u>	LEASED
 <u>Floor 3</u>	22,446 SF
 <u>Floor 2</u>	22,514 SF
<u>Floor 1</u>	LEASED

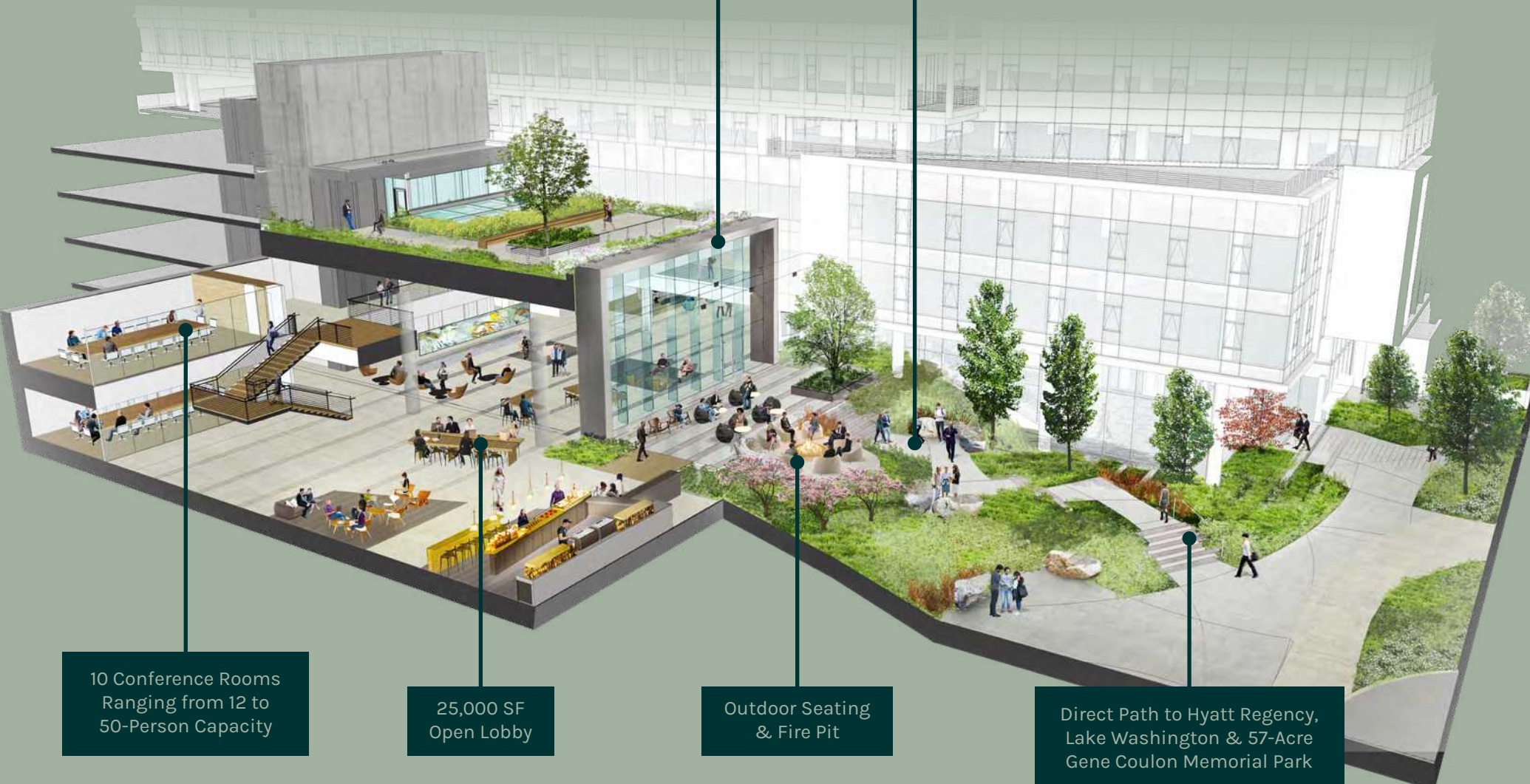
# Inspiring Connection

Southport is designed to nurture talent with flexible spaces crafted for collaboration, state-of-the-art building systems, and thoughtfully amenitized common spaces to connect, create community, and relax.

Southport's central Great Room offers a refined and relaxed place to connect. With a 21-foot-high glass curtain wall and spacious interior, the 25,000-square-foot gathering space is designed to be as striking as it is inviting.

21'-High Glass Curtain Wall Provides a Connection to the Outdoors

Inviting Outdoor Plaza Promotes Intuitive Wayfinding



10 Conference Rooms Ranging from 12 to 50-Person Capacity

25,000 SF Open Lobby

Outdoor Seating & Fire Pit

Direct Path to Hyatt Regency, Lake Washington & 57-Acre Gene Coulon Memorial Park

# Where Nature, Tech, and Wellness Work Together.

In an age of constant distraction, Southport offers something refreshingly rare: tranquility with purpose.

Located next to Lake Washington and Gene Coulon Memorial Park, the campus provides immediate “blue space” and “green space” access, supporting productivity and offering a scientifically backed environmental boost to mental health and well-being.

- Certified LEED Gold
- State-of-the Art VRF HVAC Systems
- 1000+ Operable Windows
- Abundant Natural Light
- Outdoor Collaboration & Social Areas
- Easy Access to Outdoor Recreation Areas
- Thoughtful Landscaping
- Regionally Sourced & Sustainable Building Materials



# EASY CONNECTIONS



# Lakeside Amenities

An office at Southport places you at the heart of a burgeoning lakeside destination with a four-star hotel on-site and multiple retail and dining options within walking distance.

## Map Legend



Dining



Lakefront Beach



Cafe



Tennis Courts



Spa



Volleyball Courts



Moorage



Cycling Trails



EV Charging



Jogging Trails



Metro Bus Stop



# Southport

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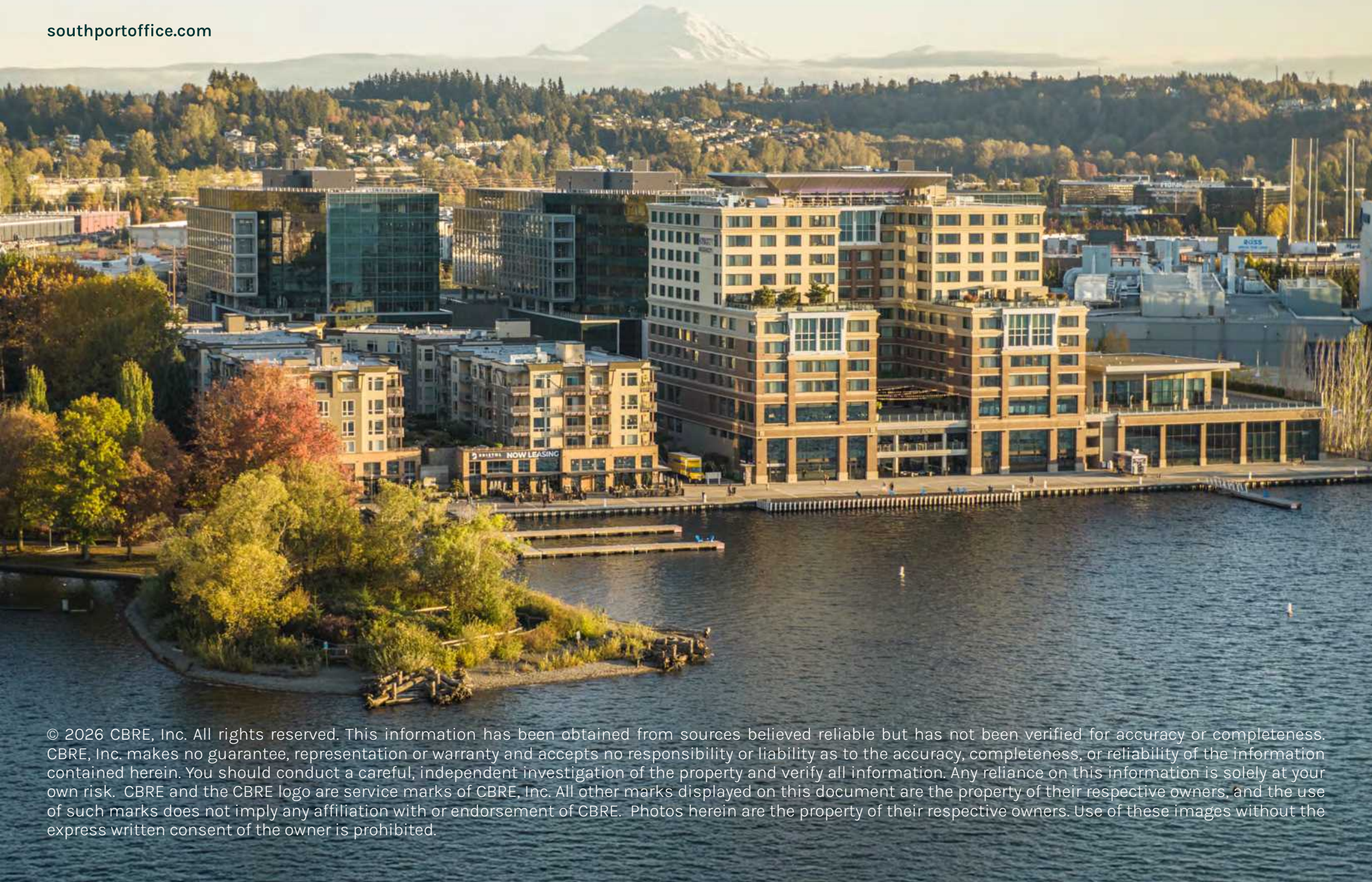
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